

**Note: The following cases are included in this ad.**  
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<a href="#"><u>01-201</u></a>	<a href="#"><u>THE STEFANO GROUP, INC.</u></a>
<a href="#"><u>01-306</u></a>	<a href="#"><u>FLORIDA POWER INVESTMENTS, INC.</u></a>
<a href="#"><u>01-367</u></a>	<a href="#"><u>UNIVERSITY TRAIL APARTMENTS, LLC</u></a>
<a href="#"><u>01-410</u></a>	<a href="#"><u>FAUSTO SANGUILY</u></a>
<a href="#"><u>02-012</u></a>	<a href="#"><u>ANEYDA DIAZ</u></a>
<a href="#"><u>02-144</u></a>	<a href="#"><u>RAFAEL DAUSA</u></a>
<a href="#"><u>02-175</u></a>	<a href="#"><u>SOUTH FLORIDA VENTURE GROUP LTD.</u></a>
<a href="#"><u>02-193</u></a>	<a href="#"><u>NORA RUBIO &amp; LEDA GONZALEZ</u></a>
<a href="#"><u>02-202</u></a>	<a href="#"><u>JOSE DE LA UZ</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/16/02 TO THIS DATE:

HEARING NO. 02-4-CZ10-3 (01-410)

18-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: FAUSTO SANGUILY

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit an existing addition and covered terrace to a townhouse to setback a minimum of 2.8' (20' required) from the rear (west) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a 7' high wall (6' permitted) enclosing a portion of the outdoor living area.

Plans are on file and may be examined in the Zoning Department entitled "Existing Addition to Two Story Residence – Violation," as prepared by Eduardo Lopez, Architect & Planner, dated stamped received on 12/6/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 23, Block 1 of KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11245 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.12 Acre

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/16/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-2 (01-201)

15-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: THE STEFANO GROUP, INC.

NON-USE VARIANCE OF SIGN REGULATIONS limiting the size and number of signs in a shopping center to one 300 sq. ft. or two 200 sq. ft. signs; to waive same to permit a third detached sign of 216 sq. ft. (two detached signs existing).

A plan is on file and may be examined in the Zoning Department entitled "The Stefano Commercial Center," as prepared by an unknown preparer, dated stamped received 6/7/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", less the south 182' thereof of B. P. OIL TRACT, Plat book 142, Page 74.

LOCATION: 3802 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.21 Acres

PRESENT ZONING: BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/16/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-4 (02-12)

15-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: ANEYDA DIAZ

- (1) Applicant is requesting approval to permit an existing shed to be spaced 3' from an existing utility building. (The underlying zoning district regulations require a spacing of 10').
- (2) Applicant is requesting approval to permit a pre-cast water fountain in front of the principal building and setback 18.9' from the front (south) property line (S.W. 30<sup>th</sup> Street) (The underlying zoning district regulations require all accessory uses to be located behind the front building line of the principal building and setback 75' from the front property line).
- (3) Applicant is requesting approval to permit a 6' high CBS fence with an iron gate to be located within the safe sight distance triangle area. (The underlying zoning district regulations require fences not to exceed 2.5' in height within 10' of the edge of a driveway leading to a public right-of-way).

Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-use variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Mrs. Aneyda Diaz," as prepared by Adolfo Perez Space Planning/Design, dated stamped received 1/4/02 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 89.4' of the east 755.2' of Tract 40, less the south 25'; J. G. HEAD'S FARMS SUBDIVISION, all in Section 15, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: 13821 S.W. 30 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 89.5' x 304.92'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/17/02 TO THIS DATE:

HEARING NO. 02-9-CZ10-1 (01-306)

10-54-39  
Council Area 10  
Comm. Dist. 12

APPLICANT: FLORIDA POWER INVESTMENTS, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: The south  $\frac{1}{2}$  of Tract 7, J.G. HEAD'S FARMS SUBDIVISION, Plat book 46, Page 44; F/K/A: The south  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  in Section 10, Township 54 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 147 Avenue and theoretical S.W. 17 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

AU (Agricultural - Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 02-10-CZ10-1 (01-367)

2-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: UNIVERSITY TRAIL APARTMENTS, LLC

RU-4L & GU to RU-4L

SUBJECT PROPERTY: PARCEL I: Tract "B" of UNIVERSITY LAKES APARTMENTS, Plat book 99, Page 33. PARCEL II: A portion of the SE ¼ of said Section 2 and run N0°0'56"W, along the west line of the SE ¼ of said Section 2, for 403.88' to the Point of beginning of the following described parcel of land; thence S88°55'22"E for 222.01'; thence N0°0'56"W for 150'; thence N88°55'22"W for 222.01' (said last mentioned two courses being coincident with the boundary of UNIVERSITY LAKES APARTMENTS, Plat book 99, Page 33; thence S0°0'56"E, along the west line of the SE ¼ of said Section 2, for 150' to the Point of beginning, less the west 42.5' thereof for right-of-way.

LOCATION: South of S.W. 8 Street (Tamiami Trail) and 350' east of S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.8 Net Acres

RU-4L (Limited Apartment House 23 units/net acre)  
GU (Interim)

APPLICANT: RAFAEL DAUSA

- (1) Applicant is requesting approval to permit a roofed terrace with a setback of 7.5' from the rear (west) property line. (The underlying zoning district regulations provide for a 25' setback).
- (2) Applicant is requesting approval to permit a single family residence with a lot coverage of 38%. (the underlying zoning district regulations provide for 35% lot coverage).

Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "As Built Open Terrace," as prepared by Emilio R. Piñero, Engineer, dated received May 7, 2002 and consisting of 3 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 2, CHELSEA ESTATES, Plat book 132, Page 29.

LOCATION: 3340 S.W. 110 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 82' x 99'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 02-10-CZ10-3 (02-175)

10-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: SOUTH FLORIDA VENTURE GROUP LTD.

BU-1A & RU-4M to RU-4M

SUBJECT PROPERTY: Tract "B", CEVI SUBDIVISION SECTION 3, Plat book 104, Page 19.

LOCATION: 8440 S.W. 8 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.3 Acres

BU-1A (Business – Limited)

RU-4M (Modified Apartment House 35.9 units/net acre)

HEARING NO. 02-10-CZ10-4 (02-193)

8-54-40  
Council Area 10  
Comm. Dist. 11

APPLICANTS: NORA RUBIO & LEDA GONZALEZ

Applicants are requesting approval to permit one existing detached accessory building to be spaced from the existing single family residence 8.9'. (The underlying zoning district regulations provide for 10' spacing between buildings).

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by A. Fiore and Associates, Inc. dated 2-16-01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 16, THIRD ADDITION TO WESTBROOKE SUBDIVISION, Plat book 99, Page 60.

LOCATION: 1810 S.W. 104 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 112.6'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 02-10-CZ10-5 (02-202)

10-54-39  
Council Area 10  
Comm. Dist. 12

APPLICANT: JOSE DE LA UZ

AU to RU-1M(a)

SUBJECT PROPERTY: All that portion of Tract 10, J.G. HEAD'S FARMS SUBDIVISION, in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44, less the east 357.4' thereof, reserving the south 25' thereof for road purposes.

LOCATION: The east side of S.W. 147 Avenue & north of theoretical S.W. 20 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.97± Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)